

47-46

BK 7567 PG 204

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE  
**028112**

THIS deed is made by **Dale L. Rollins** of Waterville, Kennebec County, State of Maine, and **Wendy B. Gogan** of Waterville, Kennebec County, State of Maine, Co-Personal Representatives of the **Estate of Mary E. Rollins**, deceased intestate, (Kennebec County Probate Court Docket No. 01-285-1), Grantors, to **Dale L. Rollins** and **Wendy B. Gogan**, as tenants in common, both of Waterville, Kennebec County, State of Maine, whose mailing addresses are 32 Abbott Street, Waterville, Maine 04901 and 85 Drummond Avenue, Waterville, Maine 04901, Grantees.

WHEREAS, the Last Will of Mary E. Rollins, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantors were duly appointed Co-Personal Representatives of said estate and are now qualified and acting in said capacity; and

WHEREAS, the Grantees are determined to be the person entitled to distribution of the hereinafter described real property, and Grantors are authorized to distribute the same to Grantees.

NOW, THEREFORE, Grantors convey, assign, transfer, and release to Grantees the following described real property:

All that lot or parcel of land together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine, known as 104 Western Avenue, bounded and described as follows, to wit:

Being lot numbered one (1) and shown and delineated on a certain Plan of Land of C.H. & A. J. Alden on Western Avenue, dated May 19, 1910 and executed by Burleigh and Page, recorded in the Kennebec County Registry of Deeds in Plan Book 9, Page 4. Said Lot Number One being bounded easterly by Lot 2 and southerly by Lot 6 and northerly by Western Avenue. (These directions being set forth on the assumption that Western Avenue runs easterly and westerly.

Excepting and reserving, however, all sewer rights that may have been granted to the City of Waterville or others over said Lot Number One.

This conveyance is made upon the express condition that no buildings other than a private dwelling house with garage not exceeding two-car capacity, said dwelling house and garage to cost when fully completed not less than Three Thousand Dollars (\$3,000.00), shall be erected upon said lot and set forth on said Plan and that said dwelling shall set at least twenty feet (20') from the street line.

This conveyance is also subject, however, to any rights of way or other interest that the City of Waterville or others may have acquired in the area described as and referred to as Cedar Street and Frances Street and as shown on said Plan recorded in Plan Book 9, at said Page 4 and 5 respectively.

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Being same premises conveyed to Mary E. Rollins by deed dated April 5, 2000 recorded in Book 6180, Page 166 of the Kennebec County Registry of Deeds.

Dated: August 12, 2003

Estate of Mary E. Rollins

By:

Dale L. Rollins

Dale L. Rollins

Co-Personal Representative

Dated: August 12, 2003

By:

Wendy B. Gogan

Wendy B. Gogan

Co-Personal Representative

STATE OF MAINE  
KENNEBEC, SS.

Date: August 12, 2003

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared **Dale L. Rollins** and **Wendy B. Gogan** as Co-Personal Representatives of the **Estate of Mary E. Rollins**, deceased, to me known to be the identical persons who executed the foregoing Deed of Distribution and acknowledged the same to be their free act and deed in their said capacities.

Before me,

Alton C. Stevens

Notary Public/Attorney at Law  
Alton C. Stevens

RECEIVED KENNEBEC SS.  
2003 AUG 15 AM 9:00

ATTEST: Barbara B. Rollins  
REGISTERED CLERK